

**September 16, 2014**

**Regular Public Meeting  
6:00 P.M.**

**Commission Chamber  
City Hall  
Port St. Joe, Florida**



## **City of Port St. Joe**

Mel Magidson, Mayor-Commissioner  
William Thursbay, Commissioner, Group I  
Bo Patterson, Commissioner, Group II  
Phil McCroan, Commissioner, Group III  
Rex Buzzett, Commissioner, Group IV

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

# BOARD OF CITY COMMISSION

Regular Public Meeting

6:00 p.m.

City Hall

Commission Chamber

Tuesday September 16, 2014

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## Call to Order

## Consent Agenda

### Minutes

- Regular Commission Meeting 9/2/14 Pages 1-5
- Commission Special Meeting 9/11/14 Page 6

### City Attorney

- Gulf Pines Hospital
  - Survey Quote Page 7
  - Layout Pages 8-9
- Ordinance 507 Golf Carts
  - 1st Reading Pages 10-11
- Port Authority Dredge Basin Request
- Resolution 2014-12 Waste Hauler Fees Pages 12-13

### Old Business

- Computer Upgrades- Banyon Pelham Pages 14-15
- Lighthouse- Update
- Solid Waste Contract- Update
- Gulf Aire Sewer Proposal Pages 16-23
- 2014/2015 Budget Update
- Boat Ramp Fees- Time Frame for Annual Permit

### New Business

- State Revolving Fund Loan Agreement Pages 24-34

### Public Works

- Water Distribution Phase II-Update
- Request to Advertise for a Service Worker I (City Parks)

### Surface Water Plant

- Chipola Pump #2 Rehab Quote

### Waste Water Plant

- Update

### City Engineer

- CDBG Water Line Replacement- Update
- USDA Sidewalk Replacement- Update

**Code Enforcement**

- **Update**

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**Police Department**

- **Update**

**PSJRA**

- **Consensus on Leak Landscape**
- **Repair of Dr. Joe Deck Status**

**Page 36**

**City Clerk**

**Citizens to be Heard**

**Discussion Items by Commissioners**

**Motion to Adjourn**

# **MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN THE COMMISSION CHAMBER AT CITY HALL, September 2, 2014, AT 6:00 P.M.**

The following were present: Mayor Magidson, Commissioners Buzzett, McCroan, Patterson and Thursbay. City Manager Jim Anderson, City Clerk Charlotte Pierce and Attorney Tom Gibson were also present.

## **DAR Constitution Week Proclamation – September 17 – 23, 2014**

Mayor Magidson announced that Constitution Week is September 17 – 23, 2014 and noted the importance of the week. He encouraged all citizens to reaffirm the ideals the Framers of the Constitution had in 1787.

## **CONSENT AGENDA**

### **Minutes**

A Motion was made by Commissioner McCroan, second by Commissioner Buzzett, to approve the Minutes of the Regular Meeting on August 19, 2014. All in Favor; Motion carried 5-0.

A Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to approve the Minutes of the Workshop Meeting of August 26, 2014. All in Favor; Motion carried 5-0.

### **CITY ATTORNEY – Tom Gibson**

#### *Gulf Pines Hospital*

Mr. Gibson did not have any updates but noted that a decision will need to be made soon on how to move forward with the removal of the building.

Commissioner Thursbay asked if an appraisal had been done on the property and Mr. Gibson shared that one was done several years ago. He noted that prices have gone up some and that a realtor can provide accurate cost figures for the property. Commissioner Thursbay also asked if someone purchased the property, could they have the building torn down rather than the City. Mr. Gibson responded, "Yes."

#### *Ordinance 500 Comprehensive Plan Amendment, Affordable Housing Property – Second Reading and Consideration of Adoption*

A Motion was made by Commissioner Patterson, second by Commissioner McCroan, to read Ordinance 500 by Title only. All in Favor; Motion carried 5-0.

A Motion was made by Commissioner Patterson, second by Commissioner Thursbay, to adopt Ordinance 500. All in Favor; Motion carried 5-0.

#### *Port Authority Dredge Basin Request*

Mr. Gibson stated, for the record, that he was wearing two hats on this issue, one as City Attorney and the other as the Port St. Joe Port Authority Attorney. A spoil site is needed when dredging of the channel begins and the Port Authority has requested they be allowed to use 14.81 acres of City property, Parcel I.D. # 04267-050R designated for future spray field expansion. City Staff is concerned about future sewer capacity, City utilities that are on the property and a well that is still showing active on City Maps. Utility lines on the site must remain accessible.

A Motion was made by Commissioner McCroan, second by Commissioner Patterson, directing City Staff to work with the Attorney Gibson and the JOE Company to reach an agreement for the property. All in Favor; Motion carried 5-0.



### *Ordinance 507 – Golf Carts*

A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, to allow citizens with a Learners Permit to drive a golf cart with an adult licensed driver in the cart. This will be consistent with state statutes. All in Favor; Motion carried 5-0.

## **CITY MANAGER'S REPORT**

### **Old Business**

#### *Lighthouse Update and Lease Agreement*

After discussion, a Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to enter into a temporary lease with the St. Joseph Historical Society, Inc., to operate the lighthouse and associated buildings at their discretion until a permanent lease is granted. All in Favor; Motion carried 5-0.

Plan are to open the lighthouse for climbs on September 12, 2014, when the Scallop Festival begins.

#### *Solid Waste Contract*

City Staff has been reviewing contracts from the area and will have a recommendation at the next City Commission Meeting on September 16, 2014.

#### *Gulf Aire Sewer Proposal*

Commissioner Patterson requested that this be Tabled until the September 16, 2014, Meeting for him to do more research.

#### *Langston Drive Sidewalks Update*

Mr. Anderson has been notified by the Florida DOT that this project cannot be moved up on their list but it is scheduled to be done in 2018. Commissioner Patterson wants to look at several other options and will get back with Mr. Anderson on this project.

#### *Frank Pate Boat Ramp Grant Update*

Mr. Anderson shared that funds are still tied up in litigation and we have not received anything from Florida DEP on the grant.

### **New Business**

#### *Fee Waiver Request*

#### *Carol Davis and Jerome Brundage*

Ms. Davis stated that she represents the Disability Resource Center and they were offering a free, Non-smoking Class for Port St. Joe residents but needed a place to meet. It was suggested that the Port St. Joe Fire Department Meeting Room would possibly be an ideal location for the classes. A Motion was made by Commissioner McCroan, second by Commissioner Patterson, to direct Staff to work with Ms. Davis to provide a location. All in Favor, Motion carried 5-0.

#### *St. Joseph Humane Society*

The St. Joseph Bay Human Society has requested a waiver of the fees to use of the Centennial Building on October 25, 2014, for their "Bow Wow Bash." A Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to waive the fees. All in Favor; Motion carried 5-0.

### *Request to activate the Sick Leave Pool*

Mr. Anderson noted that an employee has a family medical issue and requested that the Sick Leave Pool be activated to help the employee. A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to grant this request. All in Favor; Motion carried 5-0.

### *Gas Tax Letter of Support – Commissioner Buzzett*

Commissioner Buzzett stated that he wanted to “gauge the feelings” of the Board on the proposed new 5 cent per gallon gas tax by the Gulf County Board of County Commissioners. It was noted that the City signed their portion of the current 6 cent gas tax over to the County for road bonds until December 31, 2031. The new tax would be for gasoline only and does not include Diesel fuel. Discussion was held and no decision was made.

Christy McElroy shared that 27% of the new 5 cent gas tax would go to the City and she encouraged the Commission to spread the burden for road ways.

### **Public Works – John Grantland**

#### *Water Distribution Phase II Update*

BTC will be working tomorrow, work began on the last residential section today and City workers lack about a week to a week and a half on the current project. Mr. Grantland anticipates that everything will be wrapped up by the end of the month.

#### *Request to advertise for a Service Worker I (City Parks)*

By hiring a new employee, it would eliminate the current contractor. A Motion was made by Commissioner Buzzett to advertise for a worker as he felt more “bang for the buck” would be realized as the employee could work in other capacities during the off season. Mayor Magidson felt that an employee would be more efficient and could be a help in other areas. The Motion died for the lack of a second. After discussion, the current contract will be reviewed at the September 16, 2014, Meeting.

### **Surface Water Plant**

Mr. McClamma was out.

#### *Chipola Pump #2 Rehab Quote*

Mr. Anderson shared that the Northwest Florida Water Management Grant was for \$195,000. The project was bid and Gilbert Pump was awarded the bid for \$164,000 and \$15,000 was allotted for administration fees leaving \$16,000 in the grant. Gilbert Pump provided a cost estimate of \$46,000 to rehab the impeller that has been pulled. There are no funds to cover their cost estimate. Mr. Anderson was asked to contact Gilbert Pump to see how much work can be done for \$16,000.

### **Wastewater Plant – Lynn Todd**

Ms. Todd did not have anything new to report but noted that the Algae is still in the lagoon, there hasn't been an odor problem, the levels are down and cool weather should help the situation.

### **City Engineer – Clay Smallwood, III**

#### *CDBG Water Line Replacement and USDA Sidewalk Replacement*

All concrete and asphalt work has been completed; sodding and hydro-seeding is being done and there is a punch list for clean-up work.



### *DOP (SCOP) Grant Application*

Currently the application lists Long and Garrison Avenues, from Highway 71 to Highway 98, to be considered for funding. Mr. Smallwood suggested that, due to the cost, the application be changed to reduce the length of the project and end it at Madison Avenue. A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to make the requested change. All in Favor; Motion carried 5-0.

### **Code Enforcement**

Mr. Burkett's report was reviewed, no action was taken.

### **Police Department – Chief Barnes**

Chief Barnes shared that the Labor Day Weekend had been the quietest in many years.

### **Port St. Joe Redevelopment Association (PSJRA)**

*Minutes July 15, 2014* – Copies of the Minutes were provided for review by the Commissioners.

In the absence of Ms. Alsobrook, Commissioner Buzzett shared that Mr. Gibson had written a letter to Leake Landscape concerning the dead palm trees on Highway 98 between Avenues A and D. Mr. Gibson recommended that, if Mr. Leake does not honor the warranty, to terminate the lease with Mr. Leake.

### **City Clerk – Charlotte Pierce**

Mrs. Pierce noted that Open Enrollment for City Employees will be Thursday, September 4, 2014 and reminded the Commissioners of their appointment time to meet with insurance representatives.

Mr. Anderson shared that the first Public Hearing on the FY 2014 – 2015 Budget will be held Thursday, September 11, 2014, at 5:01 P.M. in the Commission Chamber.

### **Citizens to be Heard**

Christy McElroy questioned the City's Vendor Policy. Mayor Magidson explained the City's Purchasing Policy is that anything over \$5,000 is advertised and sealed bids are received for the project. Ms. McElroy also asked about reporting gifts provided by vendors. It was noted that all gifts must be reported on a form provided by the Ethics Commission.

### **Discussion Items by Commissioners**

*Commissioner Buzzett* did not have anything to discuss.

*Commissioner McCroan* asked if the compressor for the water plant had been ordered and Mr. Anderson responded, "Yes."

*Commissioner Patterson* stated that he did not think the 5% increase in health insurance was accurate. The increase is a little less than 5% and employee / spouse coverage had the same increase.

He also noted that a guest from Tampa, who visited him over the weekend, pointed out that many of the local Stop Signs were very faded.

*Commissioner Thursbay* requested an update on the Entryway Sign between the Overpass and the Highland View Bridge. Mr. Grantland shared that the proof had been approved and he anticipated having the materials in about two weeks.

*Mayor Magidson* did not have anything to share.

A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, to adjourn the Meeting at 7:20 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
Mel C. Magidson, Jr., Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Date

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN THE COMMISSION CHAMBER AT CITY HALL, September 11, 2014, at 5:01P.M.**

The following were present: Mayor Magidson, Commissioners Buzzett, McCroan and Patterson. City Manager Jim Anderson, City Clerk Charlotte Pierce, Financial Analyst Mike Lacour, and City Attorney Tom Gibson were also present. Commissioner Thursbay was absent due to medical appointments.

The purpose of the Special Meeting was Ordinance 508 – 2014 / 2015 Ad Valorem Tax Millage Rate Public Hearing and First Reading as well as Ordinance 509 – 2014 / 2015 Budget Public Hearing and First Reading.

No one from the public spoke on Ordinance 508.

A Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to have the First Reading of Ordinance 508. All in Favor; Motion carried 4-0.

Attorney Gibson read Ordinance 508 in its entirety. The Ad Valorem property tax millage rate for municipal purposes to be levied on the taxable property within the City limits of the City of Port St. Joe, Florida during the fiscal year beginning October 1, 2014, and ending September 30, 2015, is set at the rate of 3.5914 mills. The percentage by which this millage rate to be levied is less than the rolled-back rate of 3.6195 mills (computed pursuant to Florida law) is -.78%.

A Motion was made by Commissioner McCroan, second by Commissioner Buzzett, to publish Ordinance 508. All in Favor; Motion carried 4-0.

Mr. Anderson noted that Line Item Budgets for the FY 2014 – 2015 Budget had been distributed and that the budget included funds to hire an employee as the City will be providing maintenance for City parks.

No one from the public spoke on Ordinance 509.

A Motion was made by Commissioner Patterson, second by Commissioner McCroan, to have the First Reading of Ordinance 509 by Title only. All in Favor; Motion carried 4-0.

Attorney Gibson read Ordinance 509 by Title only.

A Motion was made by Commissioner McCroan, second by Commissioner Buzzett, to publish Ordinance 509. All in Favor; Motion carried 4-0.

Mr. Anderson noted that the Final Public Hearing and adoption of the 2014 – 2015 Budget will be held on Tuesday, September 30, 2014, at 6:00 P.M.

Commissioner Buzzett congratulated Staff on the wonderful job they have done putting the budget together, commended his fellow Commissioners for doing what has been done to keep the budget where it is and noted that a great job had been done by department heads to keep the budget in line.

Commissioner McCroan noted that the Commission had been able to hold the line on the budget, that hard decisions had been made and unfortunately, one of those was no raises for employees. He also thanked everyone involved for their work on the budget.

Mayor Magidson shared that the City has great employees who work hard, save money for the City and he anticipates an increase in the budget soon as indicators for the future are brighter than the past.

Commissioner Patterson felt the Staff had done a wonderful job and he hopes to be able to give raises soon.

A Motion was made by Commissioner McCroan, second by Commissioner Patterson, to adjourn the Meeting at 5:15 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
Mel C. Magidson, Jr., Mayor

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk





**PREBLE-RISH INC**  
CONSULTING ENGINEERS & SURVEYORS

September 12, 2014

Via email [janderson@psj.fl.gov](mailto:janderson@psj.fl.gov)

Mr. Jim Anderson, City Manager  
City of Port St. Joe  
P. O. Box 278  
Port St. Joe, FL 32457

**RE: Gulf Pines Property Replat (Parcel ID 05637-000R)  
Preble-Rish Project No. 19.191**

Dear Mr. Anderson:

Preble-Rish, Inc. (PRI) is pleased to provide this proposal for professional surveying services. It is our understanding the City wishes to replat the old Gulf Pines Hospital Property into six lots. The following defines the services that will be provided in order to complete this project.

**I. Boundary & Topographic Survey**

- Boundary and topographic survey of Parcel ID 05637-000R and 06065-000R including legal description (+/- 3 acres)
- Preparation of Preliminary Plat for review by City staff based on the "Option E" layout
- Preparation of Final Plat including mylar prints of the plat for recording
- After Final Plat approval, PRI will set the new lot corners
- Survey does not include location of existing improvements, buildings, utilities, etc

PRI proposes to provide the services described above for a lump sum fee of **\$4,000.00**.

We appreciate the opportunity to provide continuing engineering services for the City of Port St. Joe. If this proposal is acceptable, please sign in the space provided below. Should you have any questions or need additional information, please give me a call at 850.227.7200.

Sincerely,

**PREBLE-RISH, INC.**

  
Clay Smallwood  
Project Manager

CS/sj

Accepted By: \_\_\_\_\_  
Jim Anderson, City Manager

Date: \_\_\_\_\_

K:\019.191 Gulf Pines Hospital\Proposal\091214 Anderson.doc

324 MARINA DRIVE, PORT ST. JOE, FL 32456 P (850) 227-7200 F (850) 227-7215

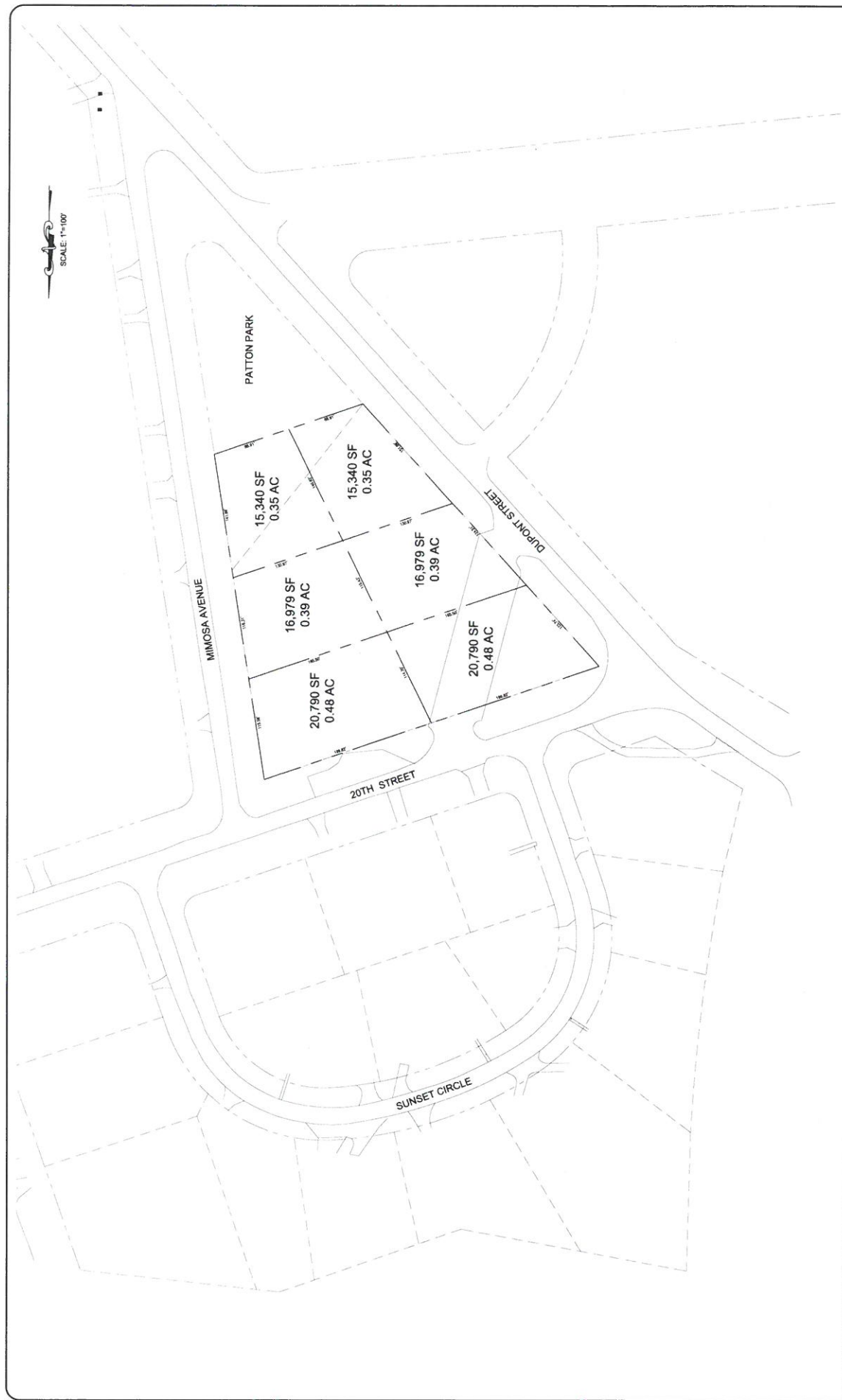
PANAMA CITY • BLOUNTSTOWN • SANTA ROSA BEACH  
FT. WALTON BEACH • FREEPORT • TALLAHASSEE • MONTICELLO • QUINCY • CRAWFORDVILLE  
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PREBLE-RISH INC. CONSULTING ENGINEERS AND SURVEYORS CIVIL • SURVEYING • SITE PLANNING 1000 N. W. 10th Ave., Suite 1000 Fort Lauderdale, FL 33304 (954) 572-7200		PROJECT NO. 019.191	
DATE SEPT 2014		SCALE AS SHOWN	
DRAWN BY C. KENNEDY		CHECKED BY C. SMALLWOOD	
BOARD OF CITY COMMISSIONERS CITY OF PORT ST JOE, FLORIDA		SHEET 1	

PREBLE-RISH, INC. AND ITS SURVEYORS AND ENGINEERS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

NO.	DATE	REVISION
1		
2		
3		
4		
5		



PREBLE-RISH INC. CONSULTING ENGINEERS AND SURVEYORS CIVIL • SURVEYING • SITE PLANNING 10000 W. 11TH AVENUE, SUITE 100 DENVER, CO 80231-1100 PHONE: 303.752.9441		PROJECT NO. 019.191	
BOARD OF CITY COMMISSIONERS CITY OF PORT ST JOE, FLORIDA		SHEET 1	
DATE: SEPT 2014 SCALE: AS NOTED CHECKED: C. KENNEDY DRAWN BY: C. SMALLWOOD		OPTION E	

## ORDINANCE NO. 507

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING ORDINANCE 348; PROVIDING FOR DRIVERS WITH LEARNER'S PERMITS; REQUIRING LICENSED DRIVER SUPERVISION; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.**

BE IT ENACTED by the people of the City of Port St. Joe, Florida as follows:

### Section 1.

That portion of Section 6 of Ordinance 348 of the City of Port St. Joe which reads:

No golf cart shall be operated by anyone under the age of sixteen (16) years and they must be a licensed driver.

Is hereby amended to read:

A fifteen (15) year old person with a valid learner's permit may operate a golf cart in accordance with the terms of Ordinance 348 so long as a licensed driver 21 years of age or older is present in the golf cart. No golf cart shall be operated by anyone other than a licensed driver except as set forth herein.

Section 2. All other portions of Ordinance 348 shall remain in full force and effect.

### Section 3. REPEAL:

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

### Section 4. SEVERABILITY:

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

4. EFFECTIVE DATE: This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port  
St. Joe, Florida this \_\_\_\_ day of \_\_\_\_\_, 2014.

THE CITY OF PORT ST. JOE

By: \_\_\_\_\_  
MEL C. MAGIDSON, JR.  
MAYOR-COMMISSIONER

ATTEST:

\_\_\_\_\_  
CHARLOTTE M. PIERCE  
CITY CLERK

The following commissioners voted yea:

The following commissioners voted nay:



**RESOLUTION NO 2014-12**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY  
OF PORT ST. JOE ADOPTING A SCHEDULE OF FEES FOR  
WASTE HAULERS, PROVIDING FOR REPEAL OF ANY  
RESOLUTION IN CONFLICT HERewith, AND PROVIDING  
FOR AN EFFECTIVE DATE**

WHEREAS, the City of Port St. Joe, Florida provides Waste Hauler Services for the benefit of the public; and

WHEREAS, these Waste Hauler Services require considerable expenditure of public funds; and

WHEREAS, it is appropriate for the actual users of these services to bear a portion of the costs thereof; and

WHEREAS, it is in the best interest of the City Commission and the people of the City of Port St. Joe to adopt a schedule of fees, charges and expenses;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Port St. Joe, Florida as follows:

1. The City Commission hereby adopts the schedule of fees, charges and expenses attached hereto as Exhibit "A" for Waste Haulers to dump at the City Wastewater Treatment Facility.
2. Resolutions or other schedule of fees, charges and expenses of any kind associated with Waste Haulers adopted prior to the date hereof is repealed.
3. This Resolution is effective immediately upon passing.

THIS RESOLUTION ADOPTED this \_\_\_\_ day of September, 2014.

CITY COMMISSION OF THE CITY  
OF PORT ST. JOE, FLORIDA

BY: \_\_\_\_\_  
Mel Magidson, Jr., Mayor-Commissioner

Attest: \_\_\_\_\_  
Charlotte M. Pierce, Auditor/Clerk

## City of Port St Joe Waste Hauler Fees

### Ex. (A)

- \$55 pr 1,000 gallons for each business located in the City Limits.
- \$70 pr 1,000 gallons for each business located outside the City Limits.

### City Hall

Discription	Price	Quantity	Total Equipment Cost	Est 3 Yr Lease- amount for 2014-2015 fiscal year	Installation & Setup Estimate for 2014-2015 fiscal year	2014-2015 FISCAL YEAR
Dell Precision T3610 Tower Workstation	\$1,547.75	6	\$9,286.50	\$3,095.50	\$990.00	
Symantec- Virus Software	\$64.51	32	\$2,064.32	\$2,064.32	\$1,200.00	
Dell OptiPlex 7020 Mini Tower	\$1,068.22	3	\$3,204.66	\$1,068.22	\$495.00	
Dell OptiPlex 7010 Mini Tower - additional server	\$983.36	1	\$983.36	\$327.79	\$165.00	
SQL Server 2012 Standard 2 Core License	\$1,570.36	2	\$3,140.72	\$3,140.72		
PowerVault NX3200 Storage	\$5,529.07	1	\$5,529.07	\$1,843.02	\$1,200.00	
PowerEdge R720	\$3,624.42	1	\$3,624.42	\$1,208.14	\$1,200.00	
<b>TOTAL</b>			<b>\$27,833.05</b>	<b>\$12,747.71</b>	<b>\$5,250.00</b>	<b>\$17,997.71</b>

### Public Works

Dell Precision T3610 Tower Workstation	\$1,547.75	1	\$1,547.75	\$515.92	\$165.00	
Symantec- Virus Software	\$64.51	3	\$193.53	\$193.53	\$0.00	
Dell OptiPlex 7020 Mini Tower	\$1,068.22	1	\$1,068.22	\$356.07	\$165.00	
<b>TOTAL</b>			<b>\$2,809.50</b>	<b>\$1,065.52</b>	<b>\$330.00</b>	<b>\$1,395.52</b>

### Waste Water Plant

Symantec- Virus Software	\$64.51	3	\$193.53	\$193.53	\$0.00	
Dell OptiPlex 7020 Mini Tower	\$1,068.22	3	\$3,204.66	\$1,068.22	\$495.00	
<b>TOTAL</b>			<b>\$3,398.19</b>	<b>\$1,261.75</b>	<b>\$495.00</b>	<b>\$1,756.75</b>

### Police Department

Dell OptiPlex 7020 Mini Tower	\$1,068.22	7	\$7,477.54	\$1,869.39	\$1,155.00	
<b>TOTAL</b>			<b>\$7,477.54</b>	<b>\$1,869.39</b>	<b>\$1,155.00</b>	<b>\$3,024.39</b>

### Water Plant

Symantec- Virus Software	\$64.51	5	\$322.55	\$322.55	\$0.00	
PowerEdge T320 Tower	\$1,836.00	1	\$1,836.00	\$612.00	\$800.00	
Netgear ProSafe 16 Port Gig Smart Switch	\$204.95	1	\$204.95	\$204.95		
Dell Precision T3610 Tower Workstation	\$1,547.75	4	\$6,191.00	\$2,063.67	\$660.00	
D-Link Unified Services Router DSR-500	\$263.33	1	\$263.33	\$263.33		
5 Pack of HP T750 G2-NA 120V	\$432.49	1	\$432.49	\$432.49	\$0.00	
Wonderware License	\$16,700.00	1	\$16,700.00	\$16,700.00	\$3,600.00	
<b>TOTAL</b>			<b>\$25,950.32</b>	<b>\$20,598.99</b>	<b>\$5,060.00</b>	<b>\$25,658.99</b>

<b>GRAND TOTAL</b>			<b>\$64,659.10</b>	<b>\$37,543.35</b>	<b>\$12,290.00</b>	<b>\$49,833.35</b>
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September 12, 2014

Thank you for giving Dell Financial Services L.L.C. ("DFS") the opportunity to provide a technology financing solution. Enclosed is a financing proposal for your new technology needs. We look forward to discussing this opportunity in further detail with you. If you have any questions, please contact me at the phone number or email address below.

Term	36
Option	TELP
Payments:	Annual
Consolidation:	Monthly
Payments Due:	Advance
Interim Rent:	None
Rate Factor	3
	Payments

Dell Quote Number	Summary Product Description	Product Price	Quantity	Extended Price	Rate Factor	3 Payments
690831627	OptiPlex 7020 MT BTX	\$1,123.96	14	\$15,735.44	0.35259	\$5,548.16
690830181	Dell Precision T3610 CTO Base	\$1,547.75	7	\$10,834.25	0.35259	\$3,820.05
690830005	PowerEdge T320	\$1,836.00	1	\$1,836.00	0.35259	\$647.36
690832445	OptiPlex 7020 MT BTX	\$1,068.22	4	\$4,272.88	0.35259	\$1,506.57
690832062	OptiPlex 7010 Minitower BTX Base	\$983.36	1	\$983.36	0.35259	\$346.72
690847537	PowerVault NX3200	\$5,529.07	1	\$5,529.07	0.35259	\$1,949.49
690847455	PowerEdge T320	\$1,836.00	1	\$1,836.00	0.35259	\$647.36
	PowerEdge R720	\$3,624.42	1	\$3,624.42	0.35259	\$1,277.93
<b>TOTALS</b>				<b>\$44,651.42</b>		<b>\$15,743.64</b>

Proposal Expiration Date:

October 12, 2014

**PLEASE NOTE:**

Personal Property Taxes (PPT) do not apply to this lease.

Leasing and financing provided by Dell Financial Services L.L.C. or its affiliate or designee ("DFS") to qualified customers. Offers may not be available or may vary in certain countries. Where available, offers may be changed without notice and are subject to product availability, credit approval, execution of documentation provided by and acceptable to DFS, and may be subject to minimum transaction size. Offers not available for personal, family or household use. Dell and the Dell logo are trademarks of Dell Inc. Proposal is property of DFS, contains confidential information and shall not be duplicated or disclosed in whole or part. Proposal is not a firm offer of financing. Pricing and rates based upon the final amount, configuration and specification of the supplied equipment, software, services or fees. Prorata payment may be due in the first payment cycle. Proposal excludes additional costs to customer such as shipping, maintenance, filing fees, applicable taxes, insurance and similar items. Proposal valid through the expiration date shown above, or if none is specified, for 30 calendar days from date of presentation.

**End of Term Options:**

**Tax Exempt Lease Purchase (TELP):**

- Exercise the option to purchase the products for \$1.00.
- Return all products to lessor at the lessee's expense.

Tiffany Collins  
Financial Solutions Representative  
Dell | Financial Services  
office + 1 512 723-7225  
[Tiffany\\_Collins@Dell.com](mailto:Tiffany_Collins@Dell.com)

003

15-743-66+

47-230-92+

47-230-92+

44-651-82-

000

2-579-500+

**Proposal to the City of Port St Joe, Florida**

for the

**Purchase of the Beaches Sewer System**



Beaches Sewer System which is owned by ESAD Enterprises, Inc., owned 100% by Frank Seifert is a publicly run utility company. We are regulated by the Florida Public Service Commission.

Beaches Sewer System provides sewer service to Gulf Aire Subdivision, SeaShores Subdivision, Pelican Walk, Seagull Townhouses, and the old Geri-care/Intergras Lots.

Presently we have or will in the next month 307 customers, with two customers in foreclosure. We have four commercial accounts (one has two buildings), with one shut down at present time. In addition we have 47 customers that have paid for tap and pay us a fee each month of \$ 8.82.

Our rate per month is base on a flat rate, with no regard to usage.

Our system has approximately 17,683 feet of collection lines. The size is from six inches to eight inches. We have 52 manholes throughout the system. There are three lift stations. The average usage of the plant varies; high months average 29,000 gallons per day, low month average 17,000 gallons per day.

We propose for the City of Port St Joe to take over all of our collection lines and therefore the customers.

Based on the present customers on sewer paying what a family of two (see copy of bill number A enclosed) pays the city will generate the following:

303 residential customers at average of \$ 48.80 a month for a monthly revenue stream of \$ 14,786.40.

4 commercial customers (one closed) with an estimate billing of \$ 100.00 for a monthly revenue stream of \$ 400.00

47 paid for tap paying \$ 8.82 a month for a monthly revenue stream of \$ 414.54.

We do not know if the city will be able to charge each customers the line item on the bill called CPMAIN of \$ 5.00 a month. If so, this will generate a total of \$ 1,535.00 more each month.

This will generate a total monthly revenue stream to the city of Port St Joe of \$ **15,600.94** with only the minimum water usage. The actual amount will be much higher for a lot of house, see copy of bill number B enclosed. Total could be with CPMAIN of \$ **17,135.94**.

Our asking price for our system is \$ 948,500.00. This amount will be financed 100% by ESAD Enterprises, Inc. at a rate of \$ 7,500.00 per month with 5% interest to be paid for the next 15 years.

We proposed for ESAD to attach our two of our lift stations to your collection line by September 1, 2014. One lift stations flow to another lift station. ESAD will pay for this attachment and pay the city a fee of \$ 2,500.00 a month for six months to process the sewer collection. The next six months will be at a rate of \$ 3,000.00 a month. By this time all government approvals should have occurred and the city will start paying ESAD the \$ 7,500.00 a month and take over the system.

Our proposal is one that enables the city to have a minimum Revenue stream of \$ 8,100.00 a month or \$ **97,200.00 a year**, possibly as high with minimum and CPMAN fee of \$ **115,620.00 a year**.



**CITY OF PORT ST. JOE**

P.O. BOX 278  
PORT ST. JOE, FLORIDA 32457  
(850) 229-8261

BILL NO.

SERVICE ADDRESS

ACCOUNT NO.

CUSTOMER ID

B

20

SERVICE	READ DATE	PRESENT	PREVIOUS	GALLONS USED	AMOUNT
1WATCO 3SEWCO CPMAIN	06/03/2014	26730	21380	5350	45.80
	06/01/2014			5350	59.73
					5.00
<b>DO NOT PAY</b>					

Disconnect Fee Will Be Added  
After 5:00 PM on the 20th  
\$10 Late Fee will be added after 5:00 on the 10th

Office Hours: Mon. - Fri. 8:00 - 5:00  
For Billing / New Accounts 850-229-8261  
For Water / Sewer Services 850-229-8247  
For After Hours Services 850-229-8265

05/14 5960	04/14 9230	03/14 1500	02/14 1450	01/14 260	12/13 2100
<b>BALANCE FORWARD</b>					
.00					
<b>CURRENT CHARGES</b>					
110.53					
<b>AMOUNT DUE</b>					
110.53					

IF PAID AFTER: 07/10/2014

PAY: 120.53





CITY OF PORT ST. JOE  
P.O. BOX 278  
PORT ST. JOE, FLORIDA 32457  
(850) 229-8261

BILL NO.

SERVICE ADDRESS

ACCOUNT NO.

CUSTOMER ID

SERVICE	READ DATE	PRESENT	PREVIOUS	GALLONS USED	AMOUNT
1WATCO 3SEWCO CPMAIN	07/03/2014	230410	226880	3530 3530	37.47 48.80 5.00
**ANNUAL BOAT LAUNCH PERMITS ARE AVAILABLE AT CITY HALL**					
DO NOT PAY					

Disconnect Fee Will Be Added  
After 5:00 PM on the 20th  
\$10 Late Fee will be added after 5:00 on the 10th

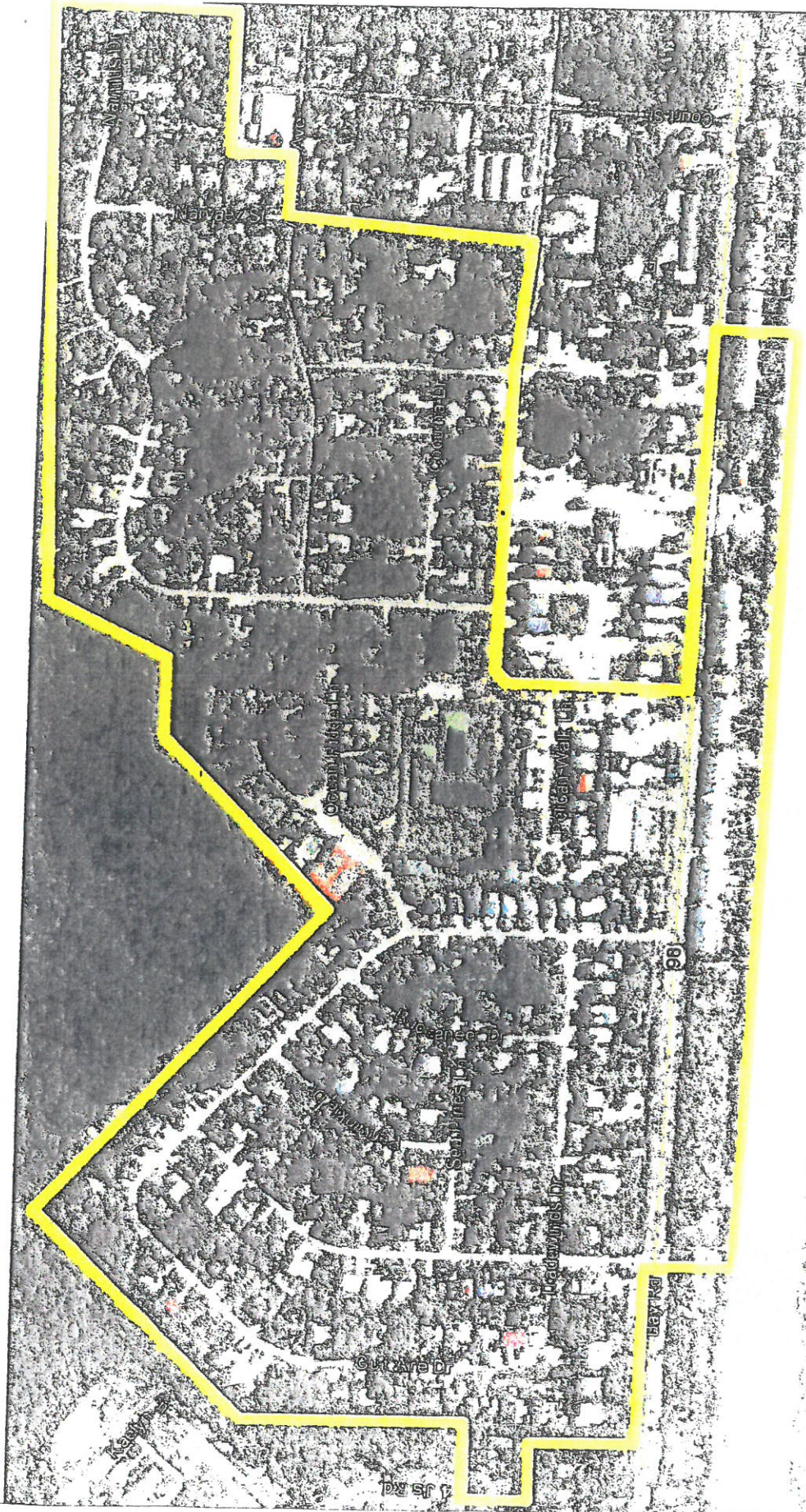
Office Hours: Mon. - Fri. 8:00 - 5:00  
For Billing / New Accounts 850-229-8261  
For Water / Sewer Services 850-229-8247  
For After Hours Services 850-229-8265

06/14 6340	05/14 6330	04/14 4450	03/14 4030	02/14 4380	01/14 4270
BALANCE FORWARD					
.00					
CURRENT CHARGES					
91.27					
AMOUNT DUE					
91.27					

IF PAID AFTER: 08/10/2014

PAY: 101.27













FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
BOB MARTINEZ CENTER  
2600 BLAIRSTONE ROAD  
TALLAHASSEE, FLORIDA 32399-2400

RICK SCOTT  
GOVERNOR

CARLOS LOPEZ-CANTERA  
LT. GOVERNOR

HERSCHEL T. VINYARD JR.  
SECRETARY

August 28, 2014

Mr. James Anderson  
City Manager  
City of Port St. Joe  
Post Office Box 278  
Port St. Joe, Florida 32457

Re: WW230100 - Port St. Joe  
Treatment and Reuse Facilities  
(Headworks and Sprayfield)

Dear Mr. Anderson:

Attached is a copy of proposed Amendment 1 to the City of Port St. Joe's State Revolving Fund loan agreement. The amendment adjusts the project costs and reduces the semiannual loan payment. The adjustments are final unless further revisions become necessary as a result of an audit. An amortization schedule is also attached.

**Please have the appropriate officials sign and seal three copies** and return them to us within three weeks at 2600 Blair Stone Road, Mail Station 3505, Tallahassee, Florida, 32399-2400. We will sign the documents and mail a fully executed original to you. If you have any questions, please call Teresa Cruce at (850) 245-8377.

Sincerely,

Angela Knecht, Program Administrator  
State Revolving Fund Management

AK/tc

Attachments

**STATE REVOLVING FUND  
AMENDMENT 1 TO LOAN AGREEMENT WW230100  
CITY OF PORT ST. JOE**

This amendment is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and the CITY OF PORT ST. JOE, FLORIDA, (Local Government) existing as a local government agency under the laws of the State of Florida.

WITNESSETH:

WHEREAS, the Department and the Local Government entered into a State Revolving Fund Loan Agreement, Number WW230100, authorizing a Loan amount of \$8,872,302, excluding Capitalized Interest and including a Principal Forgiveness amount of \$6,413,787; and

WHEREAS, the Loan Amount, Principal Forgiveness amount, Loan Service Fee, and Project costs need adjustment to reflect actual costs; and

WHEREAS, the Semiannual Loan Payment amount needs revision to reflect adjustment of the Loan amount and the four Semiannual Loan Payments received by the Department from the Local Government.

NOW, THEREFORE, the parties hereto agree as follows:

1. The total amount awarded is reduced by \$493,982 of which the Principal Forgiveness portion is \$357,100 and the Loan amount is \$136,882. The revised total amount awarded is \$8,378,320. Of that, the estimated amount of Principal Forgiveness is \$6,056,687.

2. The Loan amount is hereby reduced by \$136,882, and the adjusted total amount for this loan is \$2,321,633.

3. The Loan Service Fee is reduced by \$2,737, and the adjusted total service fee for this Loan is \$46,433. The fee represents two percent of the Loan amount excluding Capitalized Interest; that is, two percent of \$2,321,633.00. The Loan Service Fee is assessed as of the effective date of August 14, 2014.

4. The total amount to repay by the Local Government is \$2,397,475.01, which consists of \$2,321,633.00 disbursed to the Local Government, \$29,409.01 of accrued Capitalized Interest and \$46,433.00 of service fee charges.

5. The total amount remaining to repay which amount accounts for the Department's receipt of four Semiannual Loan Payments is \$2,182,513.03, consisting of unpaid principal of the Loan of \$2,136,080.03 and an unpaid service fee charge of \$46,433.00 both at a Financing Rate of 2.35 percent per annum (the interest rate is 2.35 percent per annum, and the Grant Allocation Assessment rate is 0 percent per annum).



6. The Semiannual Loan Payment amount, adjusted to account for repayments received to date, is hereby revised and shall be in the amount of \$74,695.17. Such payments shall be received by the Department on January 15, 2015 and semiannually thereafter on July 15 and January 15 of each year until all amounts due hereunder have been fully paid.

7. Subsection 2.03(1) is hereby deleted and replaced as follows:

The Local Government agrees to the following audit and monitoring requirements.

(1) The financial assistance authorized pursuant to this Loan Agreement consists of the following:

Federal Resources, Including State Match, Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program Number	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
CS-120001-100	EPA	66.458	Capitalization Grants for State Revolving Funds	\$8,378,320	140131

8. Project Costs are revised as follows:

The Local Government and the Department acknowledge that changes in Project costs may occur as a result of the Local Government's Project audit or a Department audit pursuant to Chapter 62-503 of the Florida Administrative Code. Unless this Agreement is amended subsequent to an audit, the following Project disbursements shall be final.

CATEGORY	PROJECT COST(\$)
Administrative Allowance	153,447.00
Construction and Demolition	8,066,473.00
Technical Services During Construction	158,400.00
SUBTOTAL (Total Disbursed)	8,378,320.00
Less Principal Forgiveness	(6,056,687.00)
Capitalized Interest	29,409.01
TOTAL (Loan Principal Amount)	2,351,042.01

9. The Project-specific audit required under Subsection 2.03(4) of the Agreement shall be submitted within twelve months after the effective date of this amendment.

10. All other terms and provisions of the Loan Agreement shall remain in effect.

This Amendment 1 to Loan Agreement WW230100 shall be executed in three or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this amendment to the Loan Agreement to be executed on its behalf by the Program Administrator, and the Local Government has caused this amendment to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this amendment shall be as set forth below by the Program Administrator.

for  
**CITY OF PORT ST. JOE**

\_\_\_\_\_  
Mayor

Attest:

Approved as to form and legal sufficiency:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

SEAL

for  
**STATE OF FLORIDA**  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

\_\_\_\_\_  
Program Administrator  
State Revolving Fund

\_\_\_\_\_  
Date

# Calculation of Semiannual Payment for Remaining Years

Sponsor: Port St. Joe  
Beginning of Repayment Period: 07/15/2012

Funding Number: 230100  
Payments Remaining: 36

Original Loan		Combined Rate: 2.35				
Date	Balance Forward	Disbursement Or Serv. Fee	Comb. Int At 01/15/2015	Total Owed At 01/15/2015	Present Value* At 07/15/2014	Payment Amount
07/15/2014	2,136,080.03	0.00	25,098.94	2,161,178.97		
08/25/2014	0.00	46,433.00	427.50	46,860.50		
Totals:				2,208,039.47	2,182,396.31	74,695.17
Totals:				2,208,039.47	2,182,396.31	74,695.17

\*Present value is the total owed divided by  $(1 + (\text{Combined interest rate})/2)$   
The Payment Amount is computed using the present value.

State Revolving Fund Loan  
\*\*\* Amortized Repayment Schedule \*\*\*

Sponsor: Port St. Joe

Funding Number: 230100

Original Loan		Interest: 2.35		GAA Rate: 0					
Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*	
07/15/2012		0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,271,267.01
01/15/2013	1	80,040.00	0.00	0.00	26,155.69	0.00	53,884.31		2,217,382.70
07/15/2013	2	80,040.00	0.00	0.00	26,937.68	0.00	53,102.32		2,244,055.38
01/15/2014	3	80,040.00	0.00	0.00	26,367.65	0.00	53,672.35		2,190,383.03
07/15/2014	4	80,040.00	0.00	0.00	25,737.00	0.00	54,303.00		2,136,080.03
01/15/2015	5	74,695.17	46,433.00	427.50	25,098.94	0.00	2,735.73		2,133,344.30
07/15/2015	6	74,695.17	0.00	0.00	25,066.80	0.00	49,628.37		2,083,715.93
01/15/2016	7	74,695.17	0.00	0.00	24,483.66	0.00	50,211.51		2,033,504.42
07/15/2016	8	74,695.17	0.00	0.00	23,893.68	0.00	50,801.49		1,982,702.93
01/15/2017	9	74,695.17	0.00	0.00	23,296.76	0.00	51,398.41		1,931,304.52
07/15/2017	10	74,695.17	0.00	0.00	22,692.83	0.00	52,002.34		1,879,302.18
01/15/2018	11	74,695.17	0.00	0.00	22,081.80	0.00	52,613.37		1,826,688.81
07/15/2018	12	74,695.17	0.00	0.00	21,463.59	0.00	53,231.58		1,773,457.23
01/15/2019	13	74,695.17	0.00	0.00	20,838.12	0.00	53,857.05		1,719,600.18
07/15/2019	14	74,695.17	0.00	0.00	20,205.30	0.00	54,489.87		1,665,110.31

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State Revolving Fund Loan  
\*\*\* Amortized Repayment Schedule \*\*\*

Sponsor: Port St. Joe

Funding Number: 230100

Original Loan		Interest: 2.35		GAA Rate: 0						
Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*		
01/15/2020	15	74,695.17	0.00	0.00	19,565.05	0.00	55,130.12	1,609,980.19		
07/15/2020	16	74,695.17	0.00	0.00	18,917.27	0.00	55,777.90	1,554,202.29		
01/15/2021	17	74,695.17	0.00	0.00	18,261.88	0.00	56,433.29	1,497,769.00		
07/15/2021	18	74,695.17	0.00	0.00	17,598.79	0.00	57,096.38	1,440,672.62		
01/15/2022	19	74,695.17	0.00	0.00	16,927.90	0.00	57,767.27	1,382,905.35		
07/15/2022	20	74,695.17	0.00	0.00	16,249.14	0.00	58,446.03	1,324,459.32		
01/15/2023	21	74,695.17	0.00	0.00	15,562.40	0.00	59,132.77	1,265,326.55		
07/15/2023	22	74,695.17	0.00	0.00	14,867.59	0.00	59,827.58	1,205,498.97		
01/15/2024	23	74,695.17	0.00	0.00	14,164.61	0.00	60,530.56	1,144,968.41		
07/15/2024	24	74,695.17	0.00	0.00	13,453.38	0.00	61,241.79	1,083,726.62		
01/15/2025	25	74,695.17	0.00	0.00	12,733.79	0.00	61,961.38	1,021,765.24		
07/15/2025	26	74,695.17	0.00	0.00	12,005.74	0.00	62,689.43	959,075.81		
01/15/2026	27	74,695.17	0.00	0.00	11,269.14	0.00	63,426.03	895,649.78		
07/15/2026	28	74,695.17	0.00	0.00	10,523.88	0.00	64,171.29	831,478.49		
01/15/2027	29	74,695.17	0.00	0.00	9,769.87	0.00	64,925.30	766,553.19		

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State Revolving Fund Loan  
\*\*\* Amortized Repayment Schedule \*\*\*

Sponsor: Port St. Joe

Funding Number: 230100

Original Loan		Interest: 2.35		GAA Rate: 0						
Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*		
07/15/2027	30	74,695.17	0.00	0.00	9,007.00	0.00	65,688.17	700,865.02		
01/15/2028	31	74,695.17	0.00	0.00	8,235.16	0.00	66,460.01	634,405.01		
07/15/2028	32	74,695.17	0.00	0.00	7,454.26	0.00	67,240.91	567,164.10		
01/15/2029	33	74,695.17	0.00	0.00	6,664.18	0.00	68,030.99	499,133.11		
07/15/2029	34	74,695.17	0.00	0.00	5,864.81	0.00	68,830.36	430,302.75		
01/15/2030	35	74,695.17	0.00	0.00	5,056.06	0.00	69,639.11	360,663.64		
07/15/2030	36	74,695.17	0.00	0.00	4,237.80	0.00	70,457.37	290,206.27		
01/15/2031	37	74,695.17	0.00	0.00	3,409.92	0.00	71,285.25	218,921.02		
07/15/2031	38	74,695.17	0.00	0.00	2,572.32	0.00	72,122.85	146,798.17		
01/15/2032	39	74,695.17	0.00	0.00	1,724.88	0.00	72,970.29	73,827.88		
07/15/2032	40	74,695.36	0.00	0.00	867.48	0.00	73,827.88	0.00		
Subtotals:		3,009,186.31	46,433.00	427.50	611,283.80	0.00	2,351,042.01			
*Total to pay may reflect activity during repayment term										

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State Revolving Fund Loan  
\*\*\* Amortized Repayment Schedule \*\*\*

Sponsor: Port St. Joe

Funding Number: 230100

All Increments Combined

Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*
07/15/2012		0.00	0.00	0.00	0.00	0.00	0.00	2,271,267.01
01/15/2013	1	80,040.00	0.00	0.00	26,155.69	0.00	53,884.31	2,217,382.70
07/15/2013	2	80,040.00	0.00	0.00	26,937.68	0.00	53,102.32	2,244,055.38
01/15/2014	3	80,040.00	0.00	0.00	26,367.65	0.00	53,672.35	2,190,383.03
07/15/2014	4	80,040.00	0.00	0.00	25,737.00	0.00	54,303.00	2,136,080.03
01/15/2015	5	74,695.17	46,433.00	427.50	25,098.94	0.00	2,735.73	2,133,344.30
07/15/2015	6	74,695.17	0.00	0.00	25,066.80	0.00	49,628.37	2,083,715.93
01/15/2016	7	74,695.17	0.00	0.00	24,483.66	0.00	50,211.51	2,033,504.42
07/15/2016	8	74,695.17	0.00	0.00	23,893.68	0.00	50,801.49	1,982,702.93
01/15/2017	9	74,695.17	0.00	0.00	23,296.76	0.00	51,398.41	1,931,304.52
07/15/2017	10	74,695.17	0.00	0.00	22,692.83	0.00	52,002.34	1,879,302.18
01/15/2018	11	74,695.17	0.00	0.00	22,081.80	0.00	52,613.37	1,826,688.81
07/15/2018	12	74,695.17	0.00	0.00	21,463.59	0.00	53,231.58	1,773,457.23
01/15/2019	13	74,695.17	0.00	0.00	20,838.12	0.00	53,857.05	1,719,600.18
07/15/2019	14	74,695.17	0.00	0.00	20,205.30	0.00	54,489.87	1,665,110.31

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State Revolving Fund Loan  
\*\*\* Amortized Repayment Schedule \*\*\*

Sponsor: Port St. Joe

Funding Number: 230100

All Increments Combined

Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*
01/15/2020	15	74,695.17	0.00	0.00	19,565.05	0.00	55,130.12	1,609,980.19
07/15/2020	16	74,695.17	0.00	0.00	18,917.27	0.00	55,777.90	1,554,202.29
01/15/2021	17	74,695.17	0.00	0.00	18,261.88	0.00	56,433.29	1,497,769.00
07/15/2021	18	74,695.17	0.00	0.00	17,598.79	0.00	57,096.38	1,440,672.62
01/15/2022	19	74,695.17	0.00	0.00	16,927.90	0.00	57,767.27	1,382,905.35
07/15/2022	20	74,695.17	0.00	0.00	16,249.14	0.00	58,446.03	1,324,459.32
01/15/2023	21	74,695.17	0.00	0.00	15,562.40	0.00	59,132.77	1,265,326.55
07/15/2023	22	74,695.17	0.00	0.00	14,867.59	0.00	59,827.58	1,205,498.97
01/15/2024	23	74,695.17	0.00	0.00	14,164.61	0.00	60,530.56	1,144,968.41
07/15/2024	24	74,695.17	0.00	0.00	13,453.38	0.00	61,241.79	1,083,726.62
01/15/2025	25	74,695.17	0.00	0.00	12,733.79	0.00	61,961.38	1,021,765.24
07/15/2025	26	74,695.17	0.00	0.00	12,005.74	0.00	62,689.43	959,075.81
01/15/2026	27	74,695.17	0.00	0.00	11,269.14	0.00	63,426.03	895,649.78
07/15/2026	28	74,695.17	0.00	0.00	10,523.88	0.00	64,171.29	831,478.49
01/15/2027	29	74,695.17	0.00	0.00	9,769.87	0.00	64,925.30	766,553.19

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State Revolving Fund Loan  
\*\*\* Amortized Repayment Schedule \*\*\*

Sponsor: Port St. Joe

Funding Number: 230100

All Increments Combined

Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*
07/15/2027	30	74,695.17	0.00	0.00	9,007.00	0.00	65,688.17	700,865.02
01/15/2028	31	74,695.17	0.00	0.00	8,235.16	0.00	66,460.01	634,405.01
07/15/2028	32	74,695.17	0.00	0.00	7,454.26	0.00	67,240.91	567,164.10
01/15/2029	33	74,695.17	0.00	0.00	6,664.18	0.00	68,030.99	499,133.11
07/15/2029	34	74,695.17	0.00	0.00	5,864.81	0.00	68,830.36	430,302.75
01/15/2030	35	74,695.17	0.00	0.00	5,056.06	0.00	69,639.11	360,663.64
07/15/2030	36	74,695.17	0.00	0.00	4,237.80	0.00	70,457.37	290,206.27
01/15/2031	37	74,695.17	0.00	0.00	3,409.92	0.00	71,285.25	218,921.02
07/15/2031	38	74,695.17	0.00	0.00	2,572.32	0.00	72,122.85	146,798.17
01/15/2032	39	74,695.17	0.00	0.00	1,724.88	0.00	72,970.29	73,827.88
07/15/2032	40	74,695.36	0.00	0.00	867.48	0.00	73,827.88	0.00
Totals:		3,009,186.31	46,433.00	427.50	611,283.80	0.00	2,351,042.01	
*Total to pay may reflect activity during repayment term								

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**Code Enforcement 2014 Activity**  
**As of 9/12/14**

	Open	Closed	Total	Increase
Unlawful Accumulation	28	91	119	9
Substandard Structure	2		2	
Abandoned Vehicle	4	17	21	
Unlawful Sewer				
Land regulation Violation		9	9	
Business Lic. Violation		1	1	
Special Master Hearings				
Building Demolition		5	5	
Waste Violation	4	69	73	4
Sign Violation	0	198	198	6

Total	38	Total	390	Total	428	Total	19

September 6, 2014

Mr. Thomas S. Gibson  
City of Port St. Joe, Fl.  
305 Cecil G. Costin Blvd.  
Port St. Joe, Fl. 32457

Re: Letter dated 9-3-14

Dear Mr. Gibson,

I have reviewed your letter and I have some observations.

1-This project was inspected and passed in late December 2013 by Bruce Brodsky, Landscape Architect hired by DOT. There was NO mention of improper planting, instead the opposite is true. That's why it passed. This is the first mention ever of improper planting. Who was the expert who made this determination and what was their methodology of determining this?

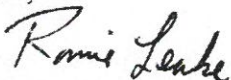
2-I made a site visit to the project on 9-6-14. I did observe 5 trees with small buds that have not totally emerged yet. Obviously someone else made the same observation (perhaps your expert who determined they were planted incorrectly?), because those 5 trees were marked with pink flagging tape. Of those 5 trees, 3 have green buds beginning to push out and 2 still have brownish buds.

3-I have noted via emails numerous times that my belief of why these trees are slow to put out new growth is the fact they endured extreme freezing temperatures shortly after their installation. These were not rooted & established trees, therefore not prepared for the extreme conditions they endured shortly after installation. I have observed this in other settings where the palms were impacted by the extreme freezes. Some trees just take longer than others to come back from this type of trauma. I believe that given more time at least 3 of these trees will come back and perhaps all 5.

4-As you correctly pointed out, we have a one year warranty. We are beginning the 9<sup>th</sup> month of the contract. Let's allow these trees more time to recover, then come December 2<sup>nd</sup> or after, let's meet and have an independent expert (such as an agricultural extension agent or the DOT Landscape Architect) make a determination of which trees are dead. This date will be the beginning of the 12<sup>th</sup> month of our contract.

5-I reject the notion of unilaterally terminating the maintenance portion of this contract due to an issue that has nothing to do with the maintenance. I, per the contract, insist we be given the full measure of the warranty period (12 months) to make any claims or decisions on what is alive & dead.

Thanks,



Ronnie Leake  
Leake Landscapes, LLC

CC: James Anderson, City Manager  
Gail Alsobrook, Project Manager  
Brian Hess, Attorney for Leake LS